

**Community & Services Committee
6 July 2017**

Report for Agenda Item 2

Department: Corporate Services

Heritage Incentive Grant Application – McClintock's Cottage, 31 Merioneth Street, Arrowtown

Purpose

- 1 To review a request for Heritage Incentive Grant for reimbursement for roofing repair costs for the Mc Clintock's Cottage situated at 31 Merioneth Street, Arrowtown.

Recommendation

- 2 That the Community & Services Committee:
 1. **Note** the contents of this report and in particular;
 2. **Approve** the Heritage Incentive Grant of \$3,000 for reimbursement of roofing and resource consent costs for Mc Clintock's Cottage 31 Merioneth Street, Arrowtown.

Prepared by:



Jan Maxwell
Arts and Events Facilitator

20/03/2017

Reviewed and Authorised by:



Michelle Morss
Corporate Manager

27/07/2017

Background

- 3 Originally built on the edge of town in the 1860s or 1870s, this small stone cottage is one of several small nineteenth century cottages on Merioneth Street. The cottage has high aesthetic values and contributes to the heritage character of Arrowtown, one of New Zealand's best-preserved gold mining towns.
- 4 In 1872, Joseph Woodhead, a miner, purchased Sections 1 and 2 Block XX on the corner of Merioneth and Kent Streets. It is possible the cottage predated the title being issued. In 1910, Patrick Tobin (1869-1941), of the Arrowtown Borough Council and Lake County Press, purchased the property for £70 1s 9d. A bachelor, Tobin bought the cottage to provide a home for some of his family after fire destroyed their home beside Tobin's Track.
- 5 The cottage was built of schist with a clay floor and was divided into four rooms. Later a wooden lean-to with an extra bedroom and porch were added.
- 6 Currently the property has a Heritage NZ Historic Place Category 2 Listing.
- 7 The work on this building is to replace the main gable roofing iron and flashings to prevent any water damage to the historic cottage.

Options

- 8 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 9 Option 1 Approve the maintenance and consent costs to the value of \$3,000 for roofing costs to be undertaken on the Mc Clintock's Cottage 31 Merioneth Street, Arrowtown.

Advantages:

- 10 The Heritage Incentive grant will be used appropriately to provide for this heritage project and allow this group to undertake this maintenance work.

Disadvantages:

- 11 The available total fund for the year would be diminished by \$3,000 and the applicant would be required to fund the project in full.
- 12 Option 2 Decline the reimbursement of the maintenance and consent costs to the value of \$3,000 for the roofing costs of McClintock's Cottage.

Advantages:

- 13 The Heritage Incentive grant will not be spent on this occasion, ensuring on-going provision of funds for future projects.

Disadvantages:

- 14 The heritage Incentive grant will arguably not be used for the purposes for which it was created and the Moore and Macassey families will have to apply to other funding agencies to cover these costs which will slow the maintenance process down while they await confirmation of this funding for this project or fund this project themselves.
- 15 Failing to utilise this grant for the purpose for which it was established may be perceived to be disadvantaging groups that own historically significant buildings requiring on-going preventative and restorative work. This could be considered to place the ability for future generations to appreciate these buildings at risk.
- 16 It is the recommendation of this report to address the matter with Option 1 and approve utilisation of the Heritage Incentive Grant to pay J.D and M.J Moore, and R.N Macassey.
- 17 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because it is of interest to the public, the extent to which individuals, organisations, groups and sectors in the community are affected by the Council's decisions.

Risk

- 18 This matter relates to the strategic risk SR1 current and future development needs of the community (including environmental protection, as documented in the Council's risk register. The risk is classed as low. This matter relates to this risk because protection of heritage buildings is of importance to the community and future of the district.

Financial Implications

- 19 The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. This is the second application in the 2017/18 financial year.

Council Policies, Strategies and Bylaws

- 18 The following Council policies, strategies and bylaws were considered:
 - Heritage Strategy – the Council provides a heritage incentive grant to assist with the financial costs borne by owners of listed heritage items including natural and built heritage items in the Queenstown Lakes District
 - The recommended option is consistent with the principles set out in the named policy/policies.
 - This matter is included in the 10-Year Plan/Annual Plan as a budget line under the Grants and Levies Budget cost centre with a budget of \$25,582.

Local Government Act 2002 Purpose Provisions

19 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by aiding owners of heritage protected features within the Queenstown Lakes District
- Will help with the costs of maintaining and protecting the District's important historic features, ensuring preservation and enjoyment for both current and future generations;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

20 The persons who are affected by or interested in this matter are Heritage NZ, the owners of Mc Clintock's Cottage and the residents/ratepayers of the Queenstown Lakes District community

Attachments

A Receipt from A Young Roofsmith

A Young Roofsmith

12th July 2017

Price of Iron	\$4570.80
Labour	\$1795.10
Ply/Paint and Labour	\$849.90
Total Invoice Price	\$7215.80